078.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	816,300 / 816,300
					USE VALUE:	816,300 / 816,300
					ASSESSED:	816,300 / 816,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
428		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IRANI SAROOSH	
Owner 2:	KAGAL LALANA	
Owner 3:		
Street 1:	428 MYSTIC STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	ZINK JOHN F -
Owner 2:	-
Street 1:	428 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 15,906 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Vinyl Exterior and 1764 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15906.000	250,400	700	565,200	816,300
Total Card	0.365	250,400	700	565,200	816,300
Total Parcel	0.365	250,400	700	565,200	816,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.76 | /Parcel: 462.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 48950
GIS Ref:
GIS Ref:
Insp Date: 04/08/13

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 078.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	250,400	700	15,906.	565,200	816,300	816,300	Year End Roll	12/18/2019
2019	101	FV	216,800	800	15,906.	565,200	782,800	782,800	Year End Roll	1/3/2019
2018	101	FV	216,800	800	15,906.	484,500	702,100	702,100	Year End Roll	12/20/2017
2017	101	FV	216,800	800	15,906.	452,200	669,800	669,800	Year End Roll	1/3/2017
2016	101	FV	216,800	800	15,906.	387,600	605,200	605,200	Year End	1/4/2016
2015	101	FV	215,800	800	15,906.	347,200	563,800	563,800	Year End Roll	12/11/2014
2014	101	FV	215,800	800	15,906.	321,400	538,000	538,000	Year End Roll	12/16/2013
2013	101	FV	236,100	800	15,906.	306,400	543,300	543,300		12/13/2012

!6425!

PRINT

Date	Time
12/10/20	21:12:25

LAST REV

Date	Time
03/02/19	16:12:58

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6425

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZINK JOHN F	53417-558		8/20/2009		537,000	No	No		
BARTUS FRANK A-	41349-527		11/3/2003		434,000	No	No		
	20247-353		12/1/1989		246,900	No	No		Y

USER DEFINED

Prior Id # 1:	48950
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2002	440	Foundati	1,500	O		G4	GR FY04	FOUNDATION FOR FUT

ACTIVITY INFORMATION

Date	Result	By	Name
4/8/2013	Meas/Inspect	JBS	JOHN S
3/27/2013	Measured	JBS	JOHN S
6/16/2009	Measured	189	PATRIOT
3/13/2004	MLS	HC	Helen Chinal
11/8/1999	Mailer Sent		
10/18/1999	Measured	264	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15906		Sq. Ft.	Site		0	70.	0.51	4			Med. Tr	-10					565,222						565,200	

Total AC/HA:	0.36515	Total SF/SM:	15906	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	565,222	Spl Credit		Total:	565,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	114619
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340250
Depreciation:	89826
Depreciated Total:	250424

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

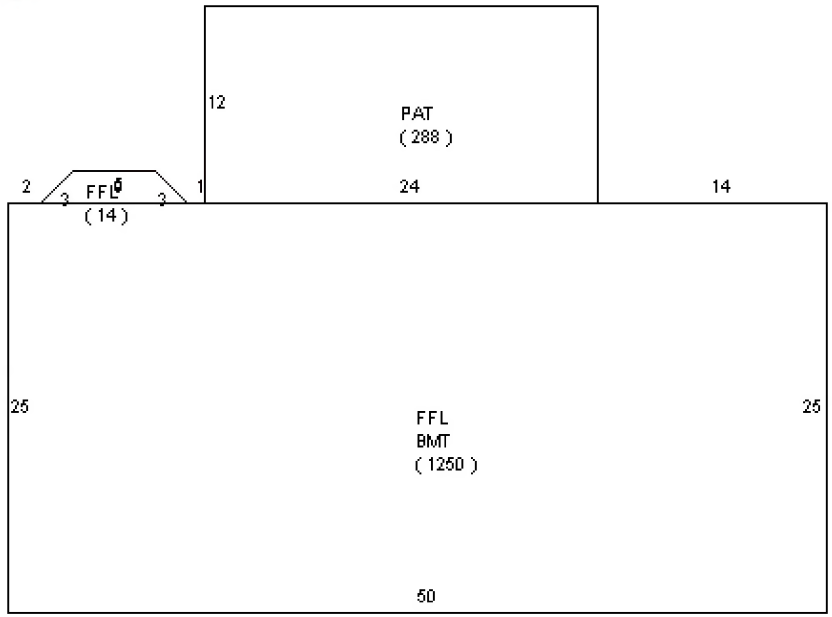
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	89.36
Final Total:	250400	Val/Su SzAd	198.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,264	128.240	162,092
BMT	Basement	1,250	50.010	62,516
PAT	Patio	288	3.550	1,023

Net Sketched Area:	2,802			Total:	225,631
Size Ad	1264	Gross Are	2802	FinArea	1764

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 078.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X12	A	AV	1995	7.67	T	19.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700